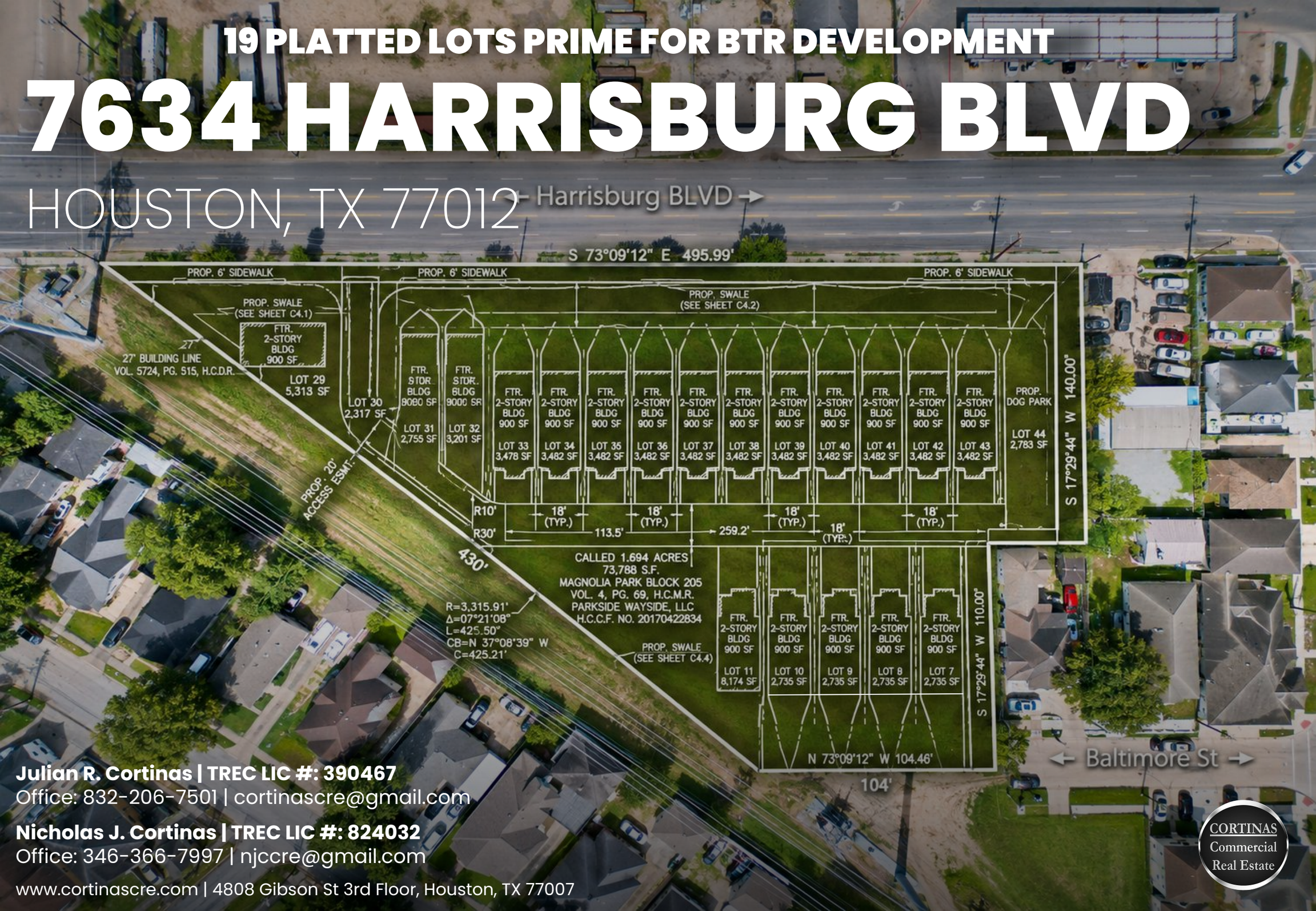
19 PLATTED LOTS PRIME FOR BTR DEVELOPMENT

7634 HARRISBURG BLVD

HOUSTON, TX 77012



Julian R. Cortinas | TREC LIC #: 390467
Office: 832-206-7501 | cortinascre@gmail.com

Nicholas J. Cortinas | TREC LIC #: 824032
Office: 346-366-7997 | njccre@gmail.com

www.cortinascre.com | 4808 Gibson St 3rd Floor, Houston, TX 77007

CORTINAS Commercial Real Estate

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7634

HARRISBURG BLVD

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CORTINAS
Commercial
Real Estate

SECTION 01

THE OFFERING



SECTION

01

7634

HARRISBURG BLVD

SECTION 01

THE OFFERING

Cortinas CRE is pleased to exclusively present **19 platted lots prime for BTR development**, strategically positioned within an established Houston corridor. The property offers a substantial land footprint and presents a compelling opportunity for multifamily, mixed-use, or other commercial development.

The site benefits from convenient access to major thoroughfares, employment centers, and surrounding Houston neighborhoods, providing strong connectivity throughout the area. Its strategic location offers developers the opportunity to capitalize on continued growth and redevelopment within the surrounding market.

With its ±1.69-acre footprint, strategic location, and significant development potential, this property offers developers a well-positioned opportunity to pursue a variety of development concepts in one of Houston's established growth corridors.



Offering

19 platted lots prime for BTR Development



Close Proximity

Located In Houston's Thriving East Downtown

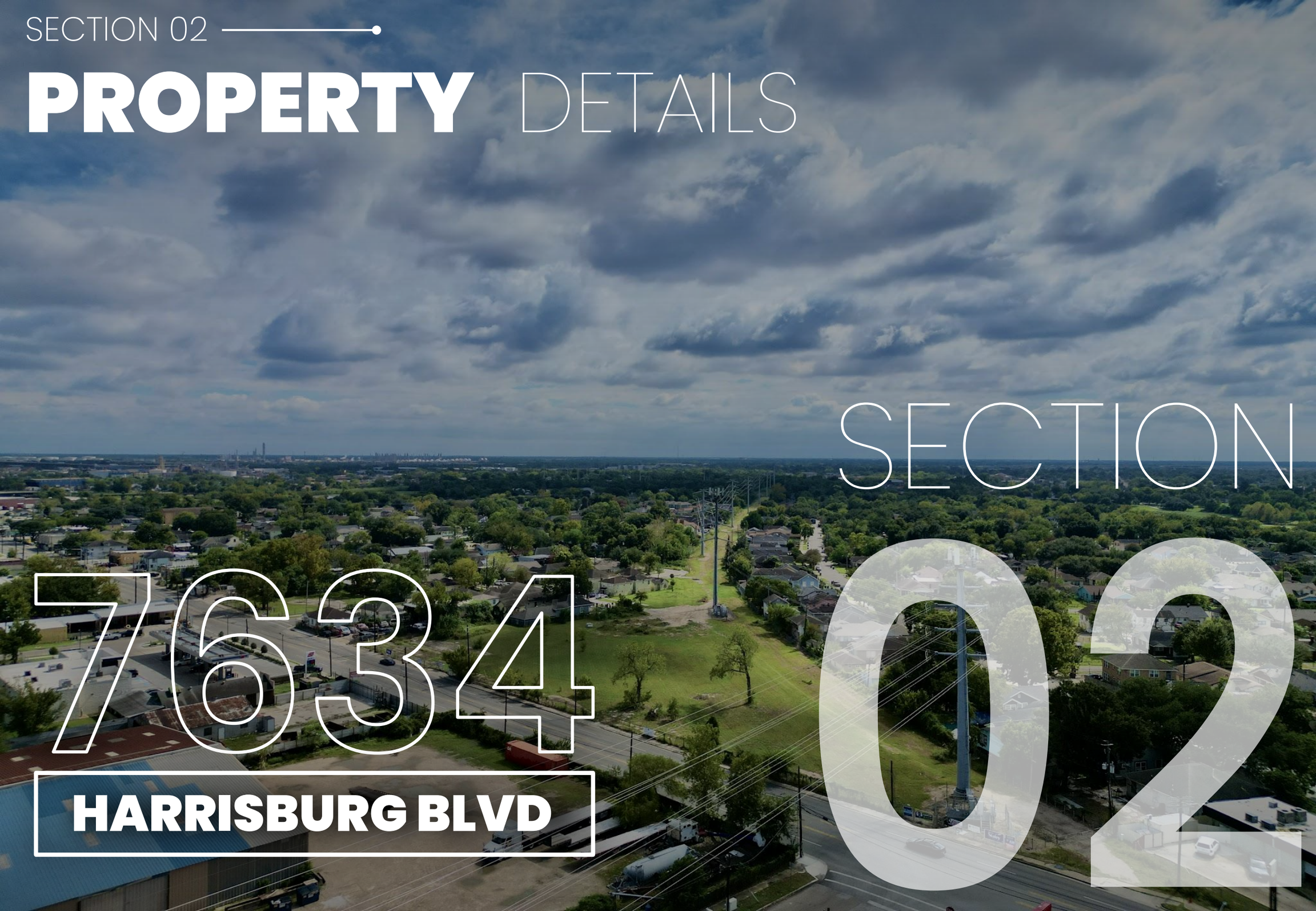


Price Guidance

Please Email

SECTION 02

PROPERTY DETAILS



SECTION

02

7634

HARRISBURG BLVD

SECTION 02

PROPERTY DETAILS

Address (Link to Directions)	7634 Harrisburg Blvd, Houston, TX, 77012	**Property Tax Accounts**	025-224-000-0007
Price Guidance	Please Email	**Utilities**	COH
Offering	19 platted lots prime for BTR	**Property Tax Rate**	2.27522%
Survey	Yes (Click to View)	**VPD**	±14,297 VPD along Harrisburg Blvd
Topography	Zone X	**Seller Financing**	Yes

PROPERTY HIGHLIGHTS

Offering
19 platted lots prime for BTR Development

Zoning
No Zoning

Utilities
COH

Property Tax Rate
2.27522%

Topography
Zone X

Price Guidance
Please Email

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,089	104,997	319,614
Average HH Income	$66,240	$70,624	$84,703
Households	6,722	38,266	119,380

*Per Survey

MAJOR AREA PLAYERS...

MARQUETTE®

MIDWAY

GREYSTAR™

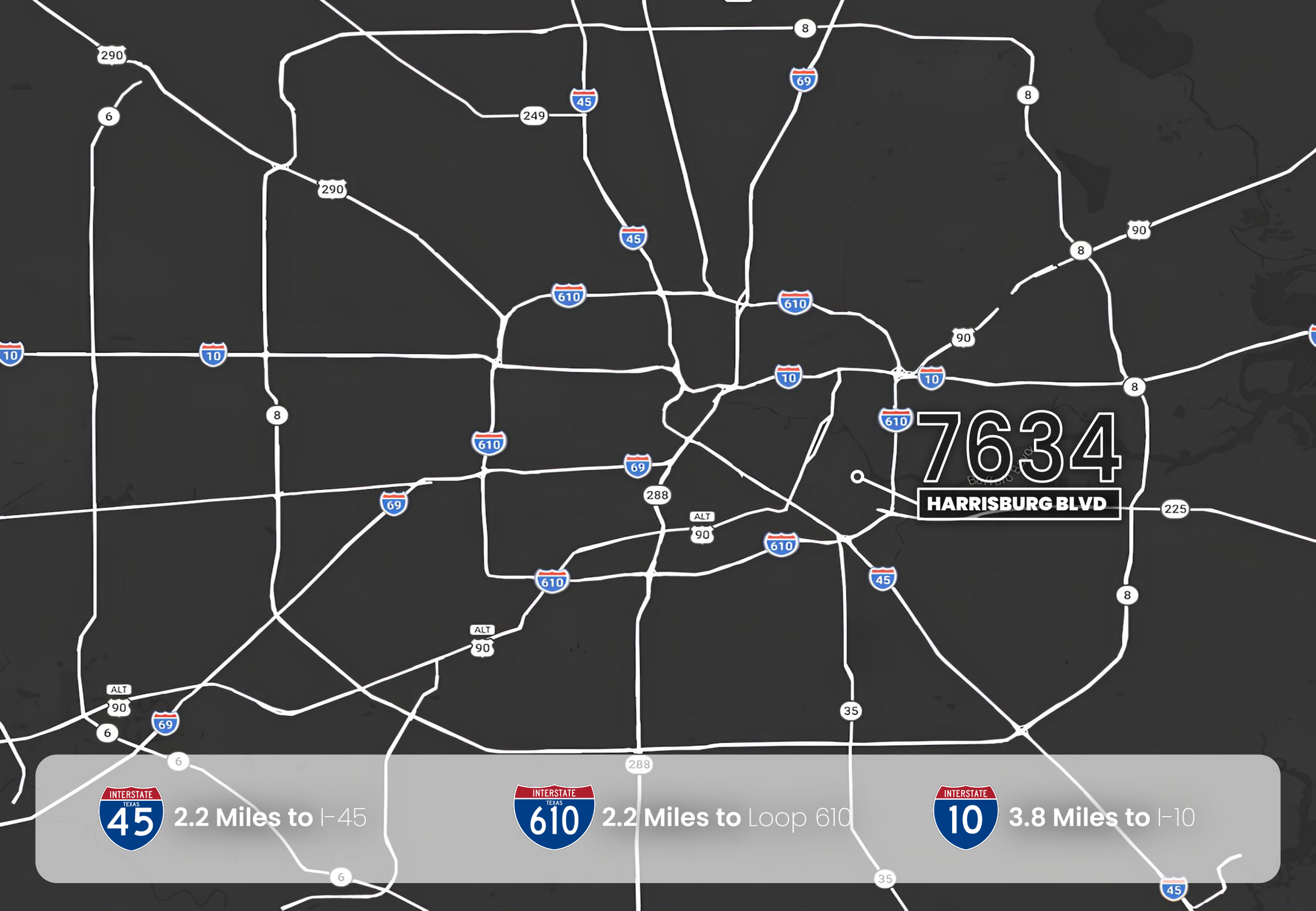
Triten
REAL ESTATE PARTNERS

New Hope Housing

SECTION 03

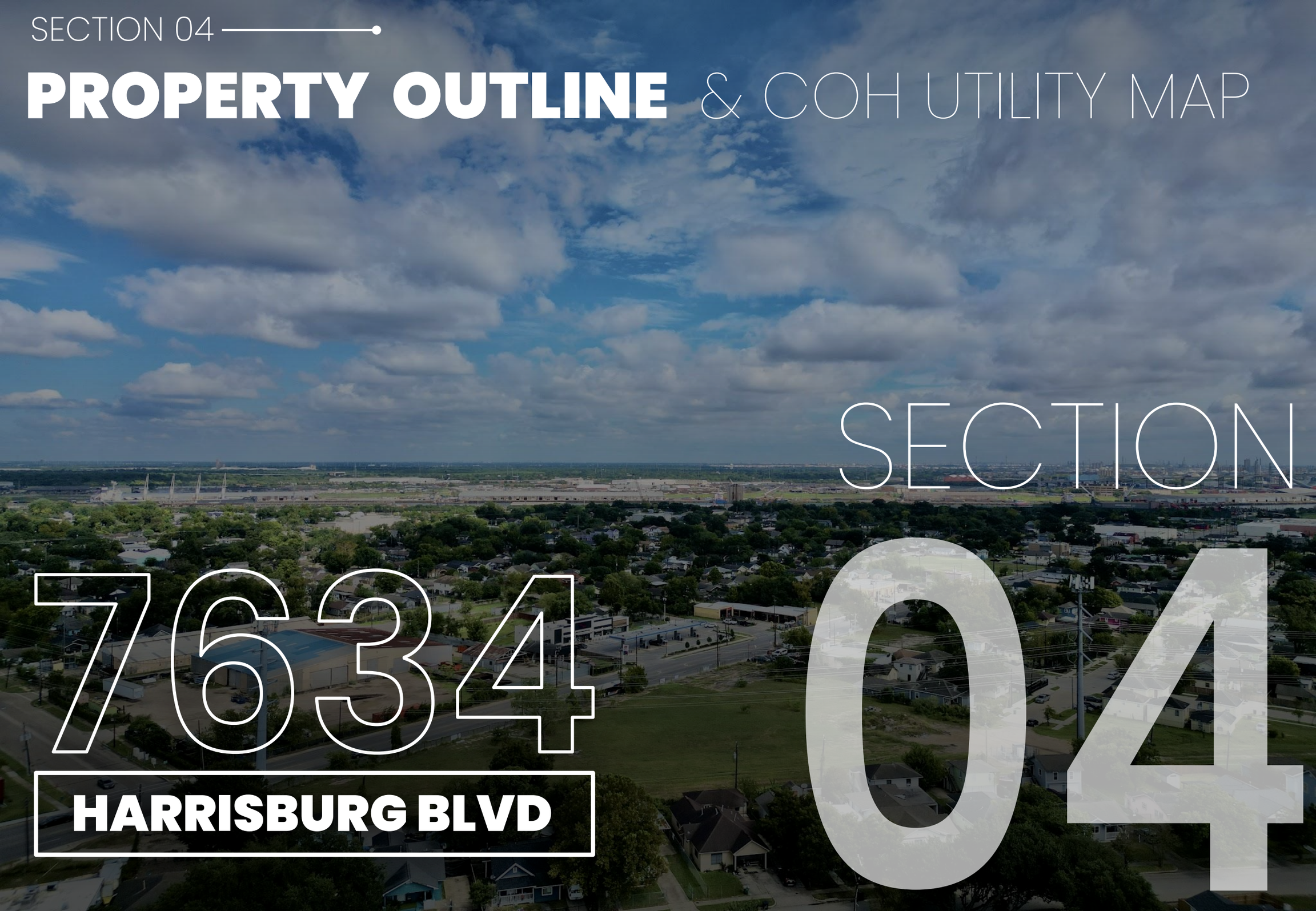
AREA MAP

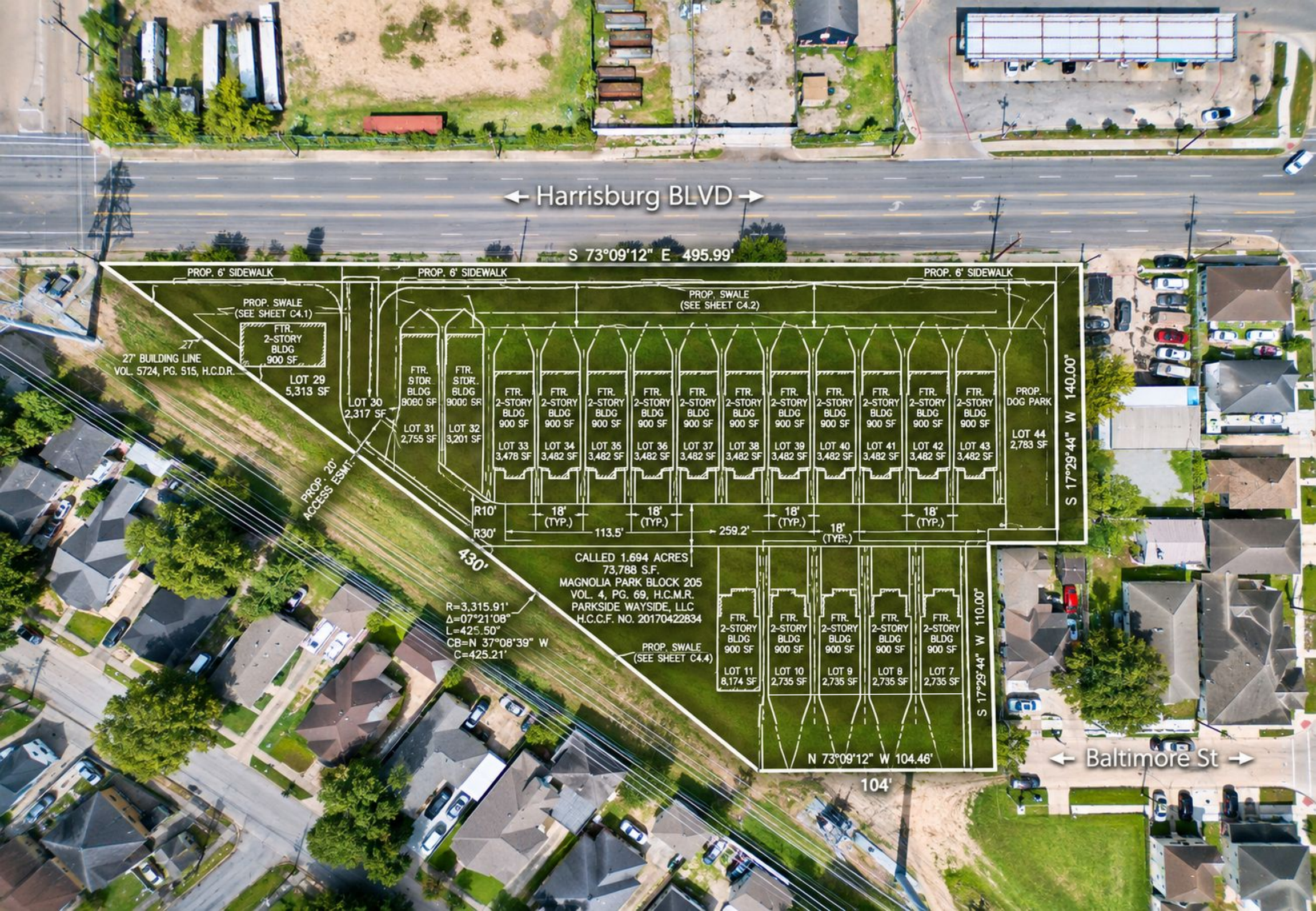



7634
HARRISBURG BLVD
INTERSTATE 45 2.2 Miles to I-45
INTERSTATE 610 2.2 Miles to Loop 610
INTERSTATE 10 3.8 Miles to I-10

SECTION 04

PROPERTY OUTLINE & COH UTILITY MAP




Harrisburg BLVD
S 73°09'12" E 495.99'
PROP. 6' SIDEWALK
PROP. 6' SIDEWALK
PROP. 6' SIDEWALK
PROP. SWALE (SEE SHEET C4.1)
PROP. SWALE (SEE SHEET C4.2)
FTR. 2-STORY BLDG 900 SF
27' BUILDING LINE VOL. 5724, PG. 515, H.C.D.R.
LOT 29 5,313 SF
LOT 30 2,317 SF
LOT 31 2,755 SF
LOT 32 3,201 SF
FTR. STOR. BLDG 8080 SF
FTR. STOR. BLDG 9000 SR
LOT 33 3,478 SF
LOT 34 3,482 SF
LOT 35 3,482 SF
LOT 36 3,482 SF
LOT 37 3,482 SF
LOT 38 3,482 SF
LOT 39 3,482 SF
LOT 40 3,482 SF
LOT 41 3,482 SF
LOT 42 3,482 SF
LOT 43 3,482 SF
PROP. DOG PARK
LOT 44 2,783 SF
S 17°29'44" W 140.00'
PROP. 20' ACCESS ESMT.
R10'
R30'
18' (TYP.)
113.5'
259.2'
430'
CALLED 1.694 ACRES
73,788 S.F.
MAGNOLIA PARK BLOCK 205
VOL. 4, PG. 69, H.C.M.R.
PARKSIDE WAYSIDE, LLC
H.C.C.F. NO. 20170422834
R=3,315.91'
Δ=07°21'08"
L=425.50'
CB=N 37°08'39" W
C=425.21'
PROP. SWALE (SEE SHEET C4.4)
LOT 11 8,174 SF
LOT 10 2,735 SF
LOT 9 2,735 SF
LOT 8 2,735 SF
LOT 7 2,735 SF
S 17°29'44" W 110.00'
N 73°09'12" W 104.46'
104'
Baltimore St

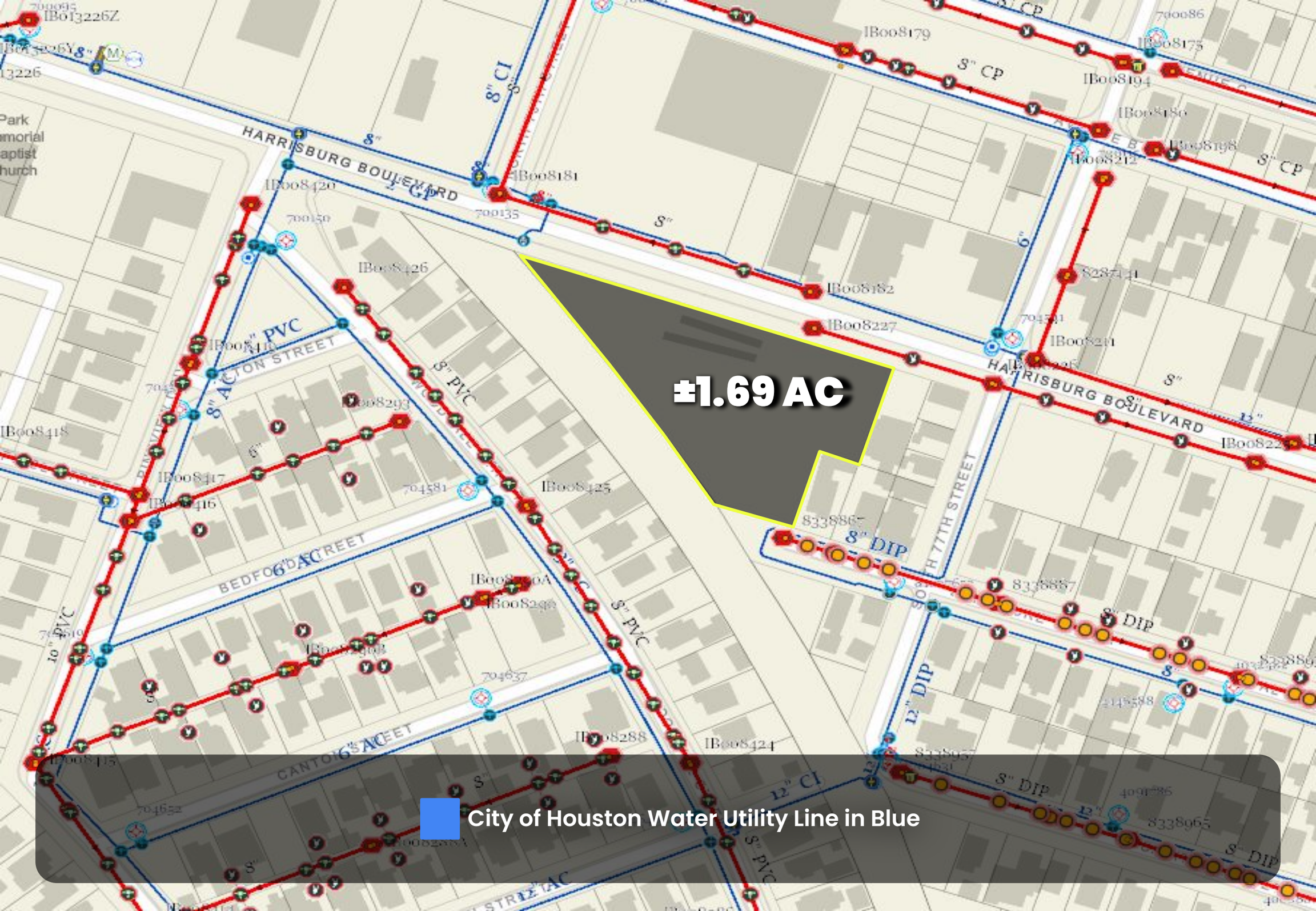

430′
104′
110′
140′
495′
Harrisburg Blvd


140'
110'
104'
430'
495'
Harrisburg BLVD


140'
110'
104'
430'
495'
Harrisburg BLVD


Harrisburg BLVD
Baltimore St
430'
495'
104'
110'
140'


77th St
Baltimore St
140′
110′
104′
495′
430′
Harrisburg BLVD


±1.69 AC
HARRISBURG BOULEVARD
BEDFORD STREET
CANTON STREET
17TH STREET
City of Houston Water Utility Line in Blue

7634

HARRISBURG BLVD

Links Below

Consumer Protection Notice

Information About Brokerage Services

cortinascre.com

View Listing Website

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Data Not Verified/Guaranteed by Sellers or Cortinas Commercial Real Estate

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